



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS WISCONSIN
DECEMBER 16, 2015
6:30 P.M.

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum (Chairperson to announce the following if a quorum of the Village Board is an attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during Public Hearings, or if the rules are suspended to allow them to do so.")

1. Call to Order/ Roll Call
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. Approval of Minutes:
 - a. November 18, 2015 – Regular Meeting
5. DISCUSSION/ACTION
 - a. Discussion/Action regarding a proposed accessory building and façade upgrade at 1913 STH 175 (Tax Key: V10_030500Z)
6. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or www.richfieldwi.gov with as much advance notice as possible.

4 a

1. Call to Order/Determination of Quorum

Chairman Bob Wirth called the meeting to order at 6:30 PM, noting that a quorum of the Board was present. Board members: Del Schmechel, Tim Einwalter and Jim Otto were present.

Also present: Building Inspector Joel Jaster

Commissioner Jason Duehring had an excused absence.

2. Confirmation of Open Meetings Law Compliance

Building Inspector Joel Jaster confirmed that the agenda was posted at the Colgate, Hubertus, and Richfield U.S. Post Offices as well as online and at Village Hall. Digital copies of the agenda were also sent to the West Bend Daily News, Milwaukee Journal Sentinel, Hartford Times Press, and Germantown Express News.

3. Pledge of Allegiance

4. Approval of Minutes

a. August 19, 2015 – Regular Meeting

Motion by Commissioner Schmechel to approve the August 19, 2015 minutes; Seconded by Commissioner Einwalter; Motion passed without objection.

5. DISCUSSION/ACTION ITEMS

a. Discussion/Action regarding a proposed accessory building and façade upgrade at 1913 STH 175 (Tax Key: V10_030500Z)

Motion by Commissioner Otto to reject the proposed building and façade upgrade for 1913 STH 175.

Motion failed for lack of a second.

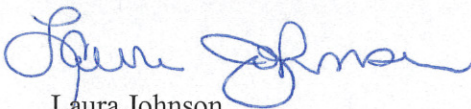
Motion by Commissioner Otto to deny the proposed building and façade upgrade for 1913 STH 175; Seconded by Commissioner Wirth; Motion failed 2-2.

Motion by Commissioner Otto to table the proposal to December 16, 2015 at 6:30PM and to direct the applicant's architect to contact Administrator Jim Healy to set up a meeting with Chairman Wirth; Seconded by Commissioner Schmechel. Motion passed without objection.

6. Adjournment

Motion by Commissioner Schmechel to adjourn; Seconded by Commissioner Otto; Motion passed without objection at 7:00 PM.

Respectfully Submitted,


Laura Johnson
Deputy Clerk

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5a



VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: December 16, 2015

SUBJECT: Chase Electric, 1913 STH 175 (Tax Key: V10_030500Z)
DATE SUBMITTED: December 9, 2015
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED ACCESSORY BUILDING PLAN?

ISSUE SUMMARY:

This application is again being submitted by The Custom House, LLC on behalf of Chase Electric located at 1913 STH 175 (Tax Key: V10_030500Z). Per section 70.133 of the Village Code, the Architectural Review Board shall review all designs that go through the Site, Building and Plan of Operation (SBOP) process.

The purpose of these standards is to assist the Plan Commission, Architectural Review Board, and general public with developing standards to achieve the quality architectural design and to create a sense of place through appropriate use and composition of materials, architectural styles, and land use planning and design.

Part of the design criteria you need to be considering per our ordinances are the following:

- A high-quality design, composition/usage of materials, colors, and construction with surrounding buildings; and
- Keeping a diversity of architectural styles throughout the Village, building scale and massing compatible with surrounding architecture, appropriate building roof lines and shape; and
- Compatibility with surrounding land uses and geographic location.

The proposal before us tonight, as you previously heard, is for the construction of a rear accessory building behind the current post office building. The proposed building is 100' x 34' (3,229 sqft) and is proposed to be constructed with 'lap siding' (LP Smartside/Hardie plank). This building is allowed by code as an accessory use to the zoning district. On the north and south elevations of the primary office building, they are proposing a similar architectural improvement by placing matching siding there as well. From talking with the property owner, they plan to utilize two (2) colors of hardie plank to offer some curbside appeal.

After the last Architectural Review Board meeting, Chairman Wirth and Staff sat down with the developer and the client's architect, to discuss the feedback received from the meeting. To that end, the architect has proposed several modifications to the proposed building façade different than previously considered in order to reflect the comments of the Board. Attached for your consideration is a communication from the architect outlining those changes. In order to help assist the Board with the visual site of this development proposal, the applicant will be furnishing a color rendering the night of the meeting to help better convey the visual break-up of space and mass of the building.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: _____
Village Deputy Treasurer

Forward to Plan Commission: Yes
Addition Approvals Needed: Yes

ATTACHMENTS:

1. Submittal drawings prepared by The Custom House, LLC, revision date November 30
2. December 10, 2015 written communication from The Custom House LLC to the Architectural Review Board





VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: December 16, 2015

SUBJECT: Chase Electric, 1913 STH 175 (Tax Key: V10_030500Z)
DATE SUBMITTED: December 9, 2015
SUBMITTED BY: Jim Healy, Village Administrator

STAFF RECOMMENDATION:

Motion to recommend approval to the Plan Commission for the design elevations for the proposed accessory structure, as presented, by The Custom House, LLC for Chase Electric, located at 1913 STH 175 (Tax Key: V10_030500Z).

APPROVED FOR SUBMITTAL BY:


Village Staff Member

Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____



December 10, 2015

Architectural Review Board
Village of Richfield
4128 Hubertus Rd.
Hubertus, WI 53033

RE: Chase Electric Offices and Shop - 1923 Hwy 175

Distinguished Board Members;

The intent of this project is to provide Chase Electric with a permanent office and shop location while have the additional benefit of revitalizing the downtown neighborhood. This project will take the existing building and provide several upgrades and improvements and bring it in line with the current Village zoning requirements. We will also construct a new free standing shop building behind (west) of the existing structure.

To that end we are proposing the following upgrades to the existing facility:

- Covering the existing painted cmu sides (north and south) with horizontal lap siding.
- Restoring and repairing the existing aluminum and glass storefronts and removing and coverings to them.
- Making the unused portions of the building ready for new tenants.
- Painting and restoring the existing canopy, building it down to allow for new recessed lights to illuminate the façade and walkway along the east side.
- Painting the rear (west) side to match the new siding.
- Color pallets are proposed to be a dark brown trim with light brown siding and anodized aluminum flashings (matching the existing storefront) and contrasting with the trim. The existing brick and stone will remain.

The new detached shop building will feature:

- Matching horizontal siding with a 6" weather (matching the existing building) up to a height that matches the existing side roof parapet and then 4" weather above to the roof. This will create variety and interest.
- Matching trim.
- Large gates will be used to secure and screen the space between the two buildings and will match the main siding colors.
- Color pallets are proposed to be a dark brown trim with light brown and tan siding and anodized aluminum flashings (matching the existing storefront) and contrasting with the trim.

The Custom House

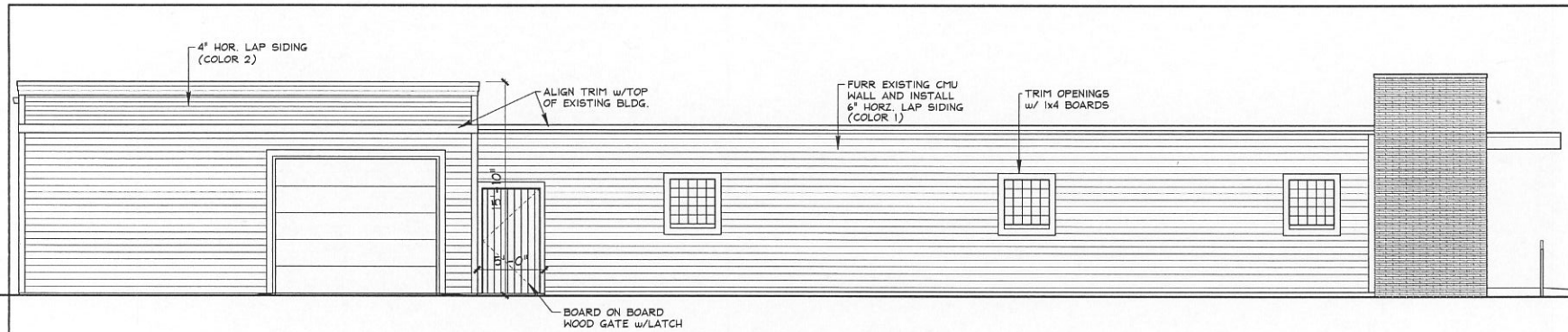
Entire site:

- A new parking lot layout and mailbox drop location for the east side along Hwy 175.
- New parking lot and paving along the north side per Village Zoning Standards.
- Additional parking and landscaping along the south side of the existing building.
- New dumpster enclosure and location serving the buildings.
- A proposed mixed use retail/shop and residential building concept is shown for the north lot. It is shown as a possible extension of this project and may be executed at a later date.

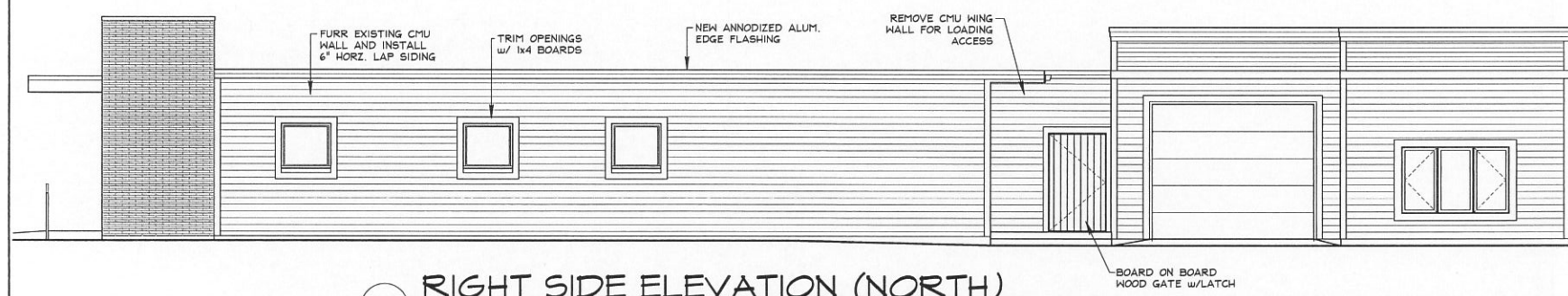
We look forward to working with the Village to realize the full potential of this project.

Daniel Glazewski, Architect
The Custom House LLC

DG;dg



3 LEFT SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION (NORTH)
1/8" = 1'-0"



1 FRONT ELEVATION (Hwy 175) - EXISTING TO REMAIN
1/8" = 1'-0"

THE
CUSTOM
HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Chase Electric
Offices and Retail
1923 Hwy 175
Richfield, WI

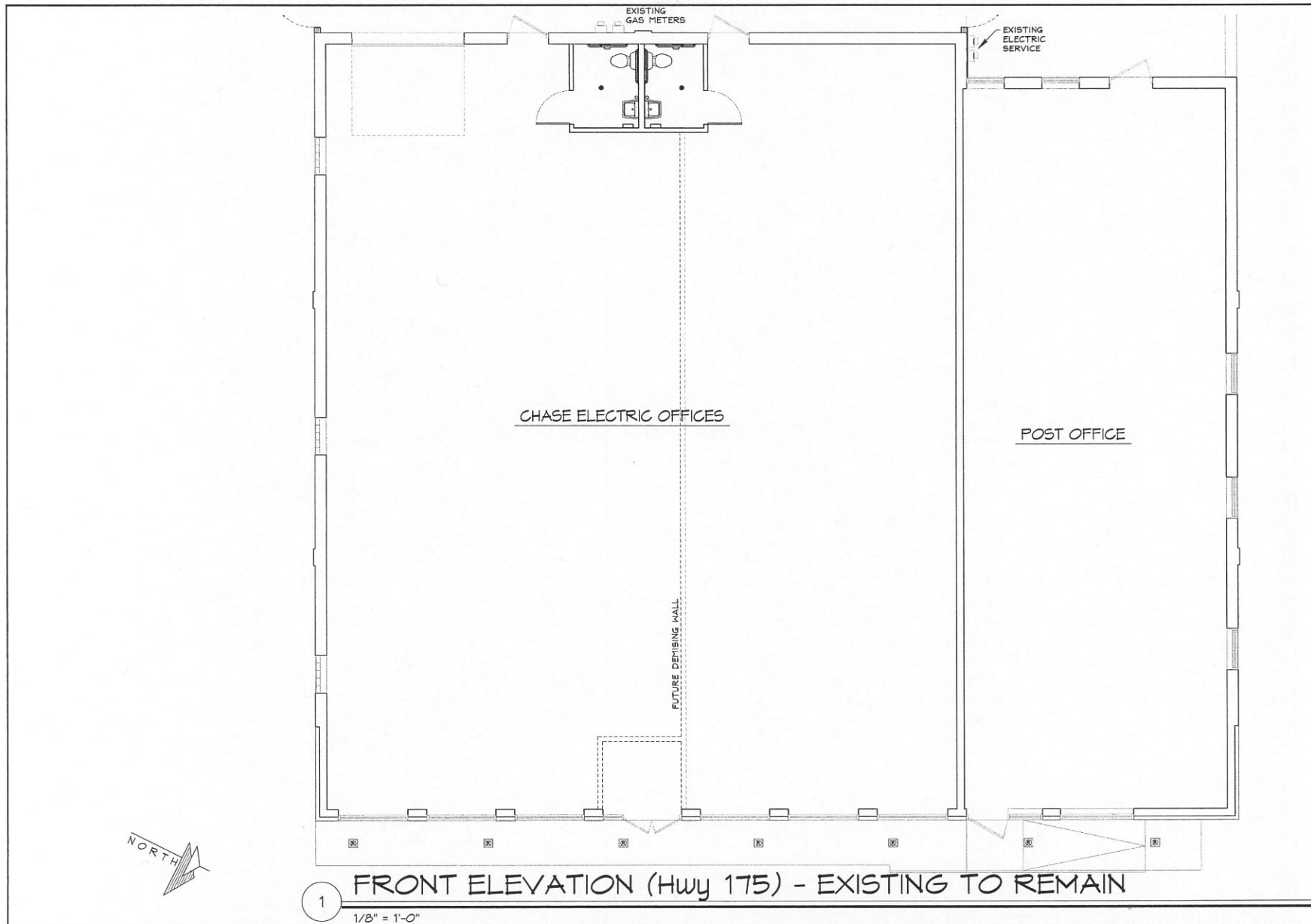
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ELEVATIONS

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Prelim	01 Oct, 2015
Prelim 2	04 Oct, 2015
Prelim 3	24 Nov, 2015
Prelim 4	30 Nov, 2015

Drawn By:	DG
Checked By:	DG
Date:	10 Sept, 2015
Job Number:	15-082
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ARCHITECTURE UNLIMITED
RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Chase Electric
Offices and Retail
1923 Hwy 175
Richfield, WI

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Drawn By: DS

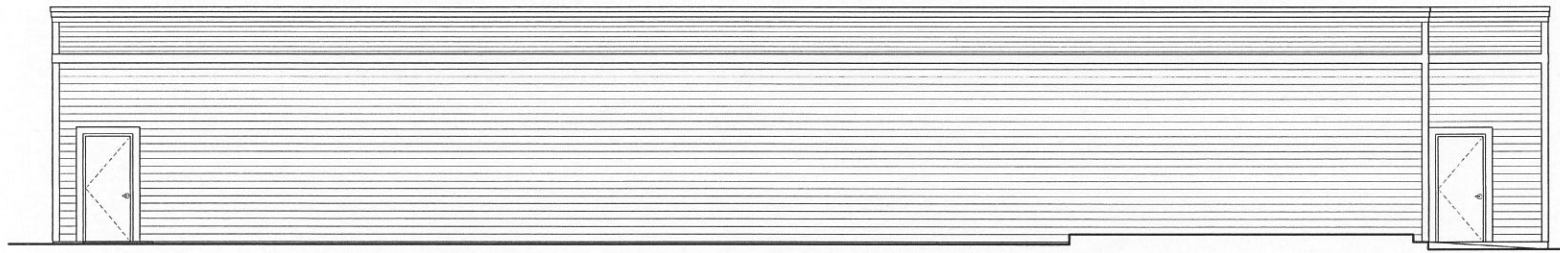
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Date: 10 Sept. 2015

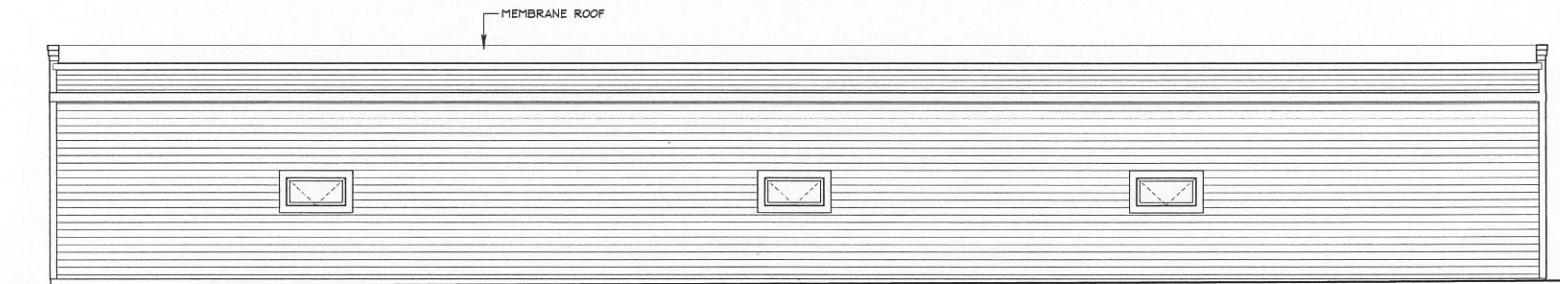
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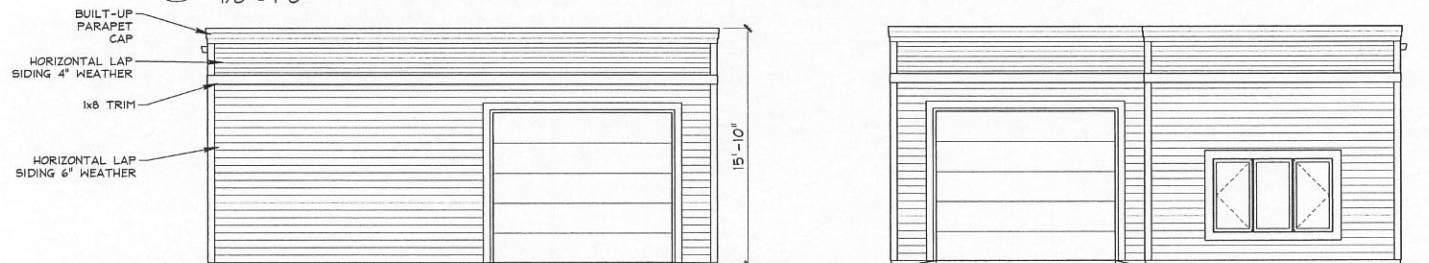
A 2



3 RIGHT SIDE ELEVATION (EAST)
1/8" = 1'-0"



2 LEFT SIDE ELEVATION (WEST)
1/8" = 1'-0"



1 FRONT AND REAR ELEVATIONS (SOUTH AND NORTH)
1/8" = 1'-0"

THE
CUSTOM
HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Chase Electric
Offices and Retail
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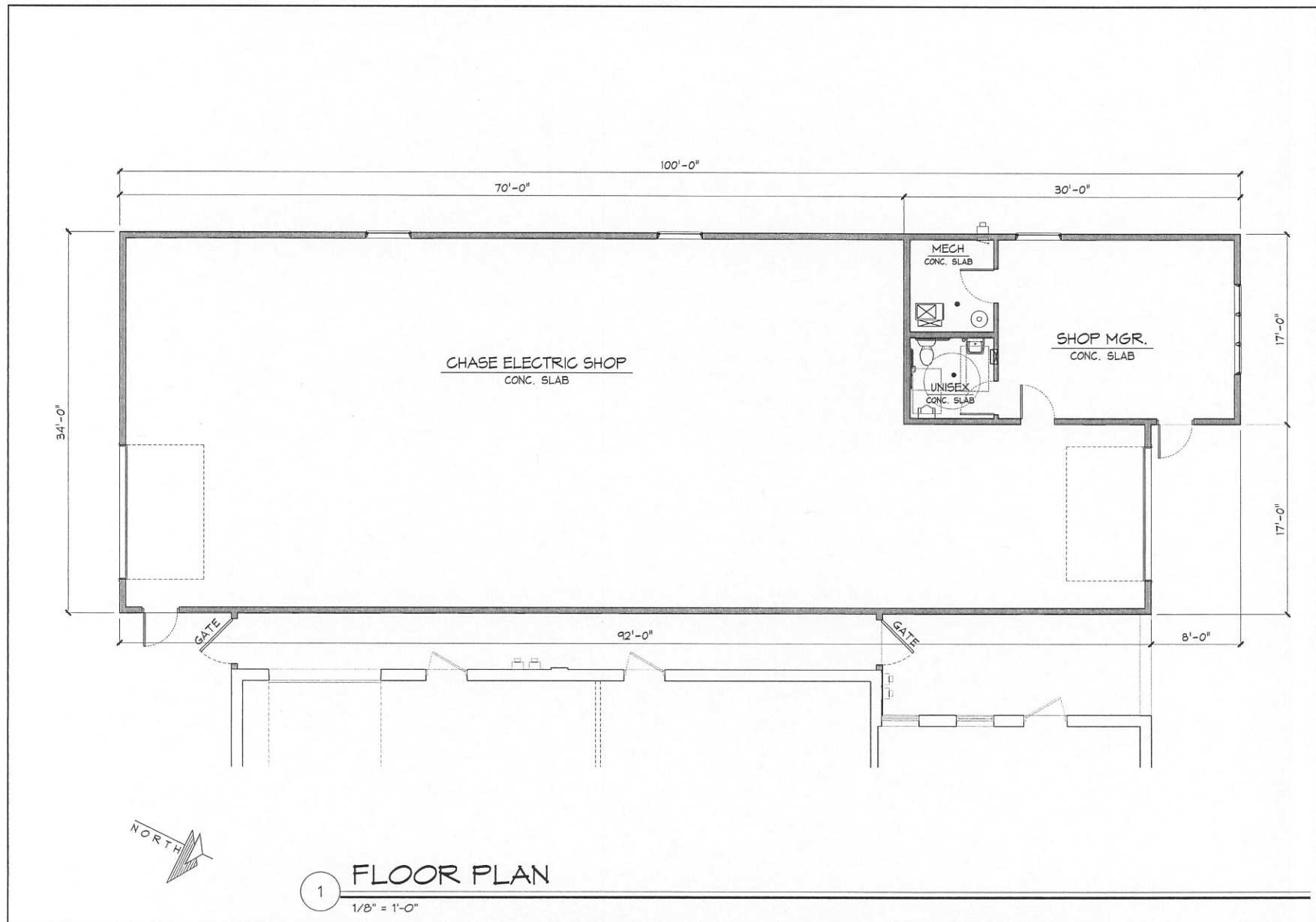
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ARCHITECTURE UNLIMITED
RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

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Offices and Retail
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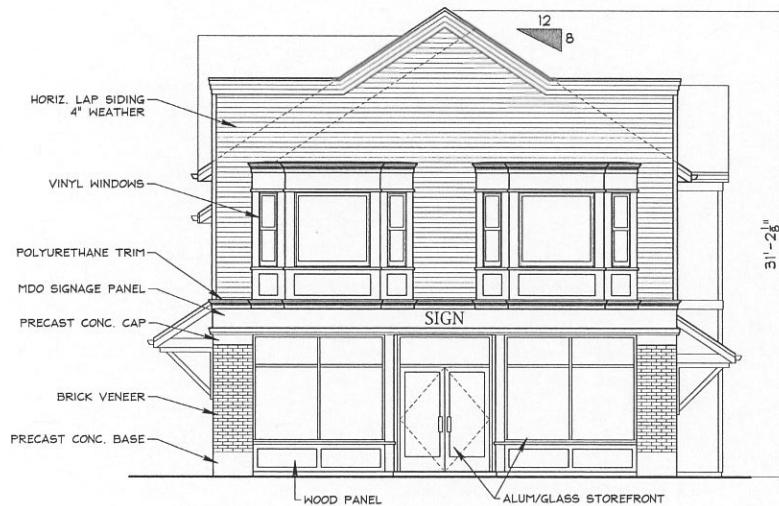
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3 LEFT SIDE ELEVATION (SOUTH)

1/8" = 1'-0"



1 FRONT ELEVATION (HWY 175)

1/8" = 1'-0"



2 REAR ELEVATION

1/8" = 1'-0"

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HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

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1 RIGHT SIDE ELEVATION (NORTH)
1/8" = 1'-0"

THE
CUSTOM
HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Chase Electric
Offices and Retail
1923 Hwy 175
Richfield, WI

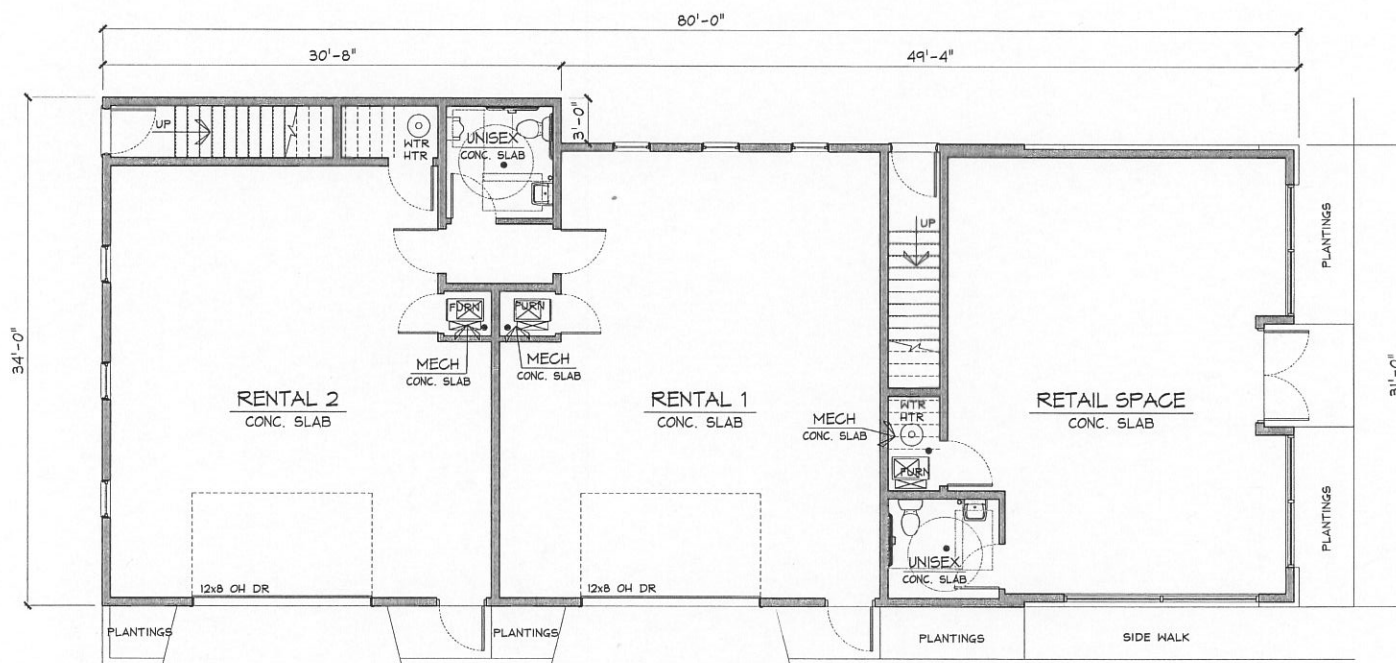
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1 FIRST FLOOR PLAN
1/8" = 1'-0"

THE
CUSTOM
HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Chase Electric
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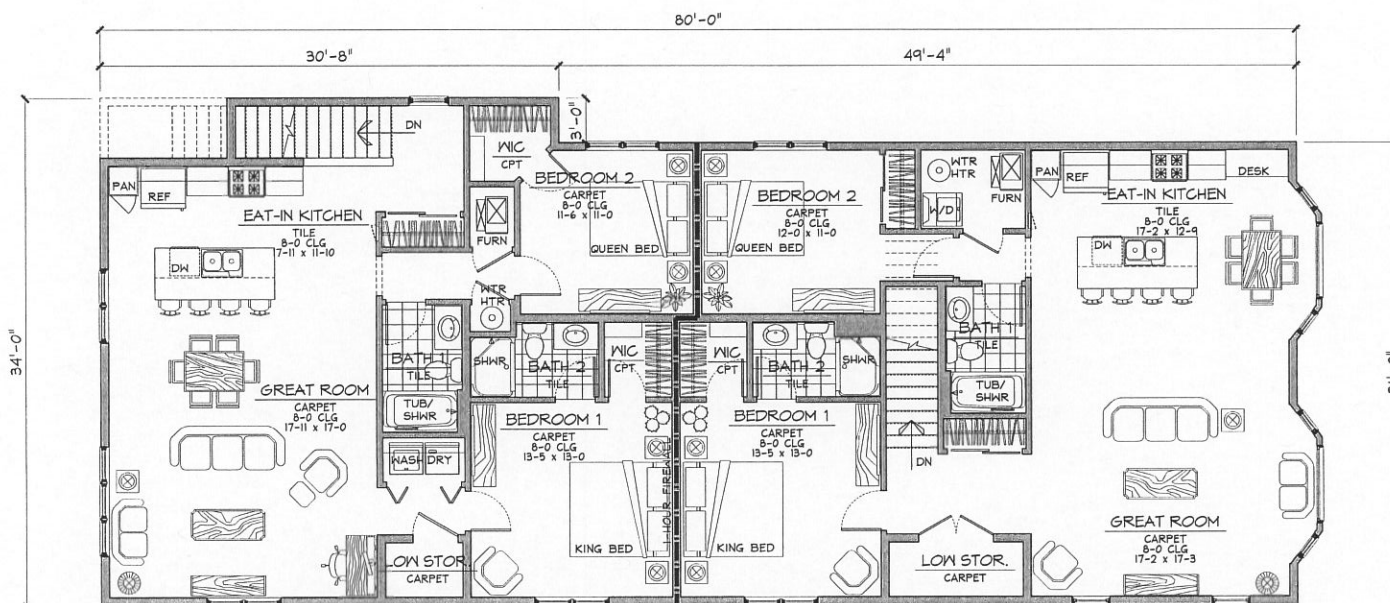
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1 SECOND FLOOR PLAN
1/8" = 1'-0"

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HOUSE LLC
ARCHITECTURE UNLIMITED

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WEST ALLIS, WI 53214
PHONE (414) 617-0352

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**THE
CUSTOM
HOUSE LLC**
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Chase Electric
Offices and Retail
1923 Hwy 175
Richfield, WI

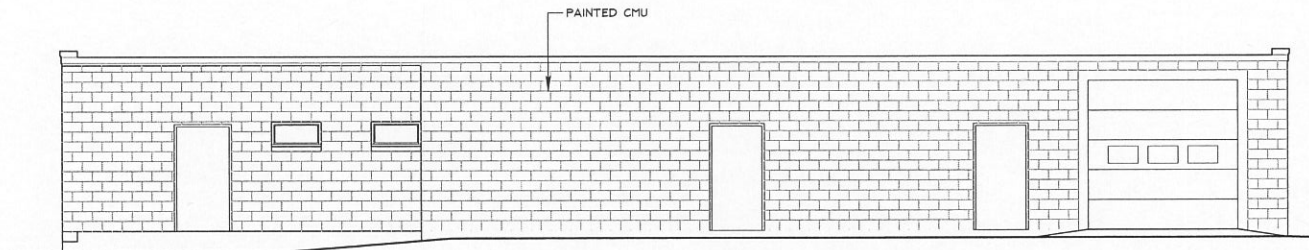
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1 REAR ELEVATION
1/8" = 1'-0"